

Send tax notice to:
NANCY A NORRIS
119 BURNHAM STREET
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2019794

SHELBY COUNTY

20191223000474650
12/23/2019 11:27:10 AM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Fifty-One Thousand Nine Hundred and 00/100 Dollars (\$751,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DONALD G RULE and GAIL RULE, husband and wife**, whose mailing address is: 2012 KINZEL LANE, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantors") by **NANCY A NORRIS** whose property address is: **119 BURNHAM STREET, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 19-15 and 19-16, according to the Survey of Mt. Laurel - Phase III B, Sector 1, as recorded in Map Book 38, Page 26, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. No. 2000-35579; amended by 1st Amendment thereto and recorded in Inst. No. 2000-38859 and re-recorded as Inst. No. 2000-36270; 2nd Amendment as recorded in Inst. No. 2000-38860 and 3rd Amendment as recorded in inst. No. 2001-03681 and 4th Amendment as recorded in Inst. No. 20030213000091860 and 5th Amendment as recorded in Inst. No. 20030327000184530 and 6th Amendment as recorded in Inst. No. 20030327000184540 and 7th Amendment as recorded in Inst. No. 20030527000327720 and 8th Amendment in Inst. No. 20040413000191810 and 9th Amendment recorded in Inst. No. 20040623000340720 and 10th Amendment recorded in Inst. No. 20041015000569110 and 11th Amendment recorded in Inst. No. 20050714000352130 and 12th Amendment recorded in Inst. No. 20061219000616320 and 13th Amendment recorded in Inst. No. 20071022000487350 and 14th Amendment recorded in Inst. No. 20080718000289820 and 15th Amendment recorded in Inst. No. 20081219000470230 and 15th Amendment recorded in Inst. No. 20091117000427120 and 17th Amendment recorded in Inst. No. 20131021000415550 and 18th Amendment recorded in Inst. No. 20140113000012710 and 19th Amendment recorded in Inst. No. 20151002000346630 in the Probate Office.

4. Declaration of Charter, Easements, Covenants and Restrictions of Mt. Laurel, A Traditional Neighborhood Development as recorded in Inst. No. 2000-35580 and amended by 1st Amendment thereto and recorded in Inst. No. 2000-38859 and re-recorded as Inst. No. 2000-36270; 2nd Amendment as recorded in Inst. No. 2000-38860 and 3rd Amendment as recorded in Inst. No. 2001-03681 and 4th Amendment as recorded in Inst. No. 20030213000091860 and 5th Amendment as recorded in Inst. No. 20030327000184530 and 6th Amendment as recorded in Inst. No. 20030327000184540 and 7th Amendment as recorded in Inst. No. 20030527000327720 and 8th Amendment in Inst. No. 20040413000191810 and 9th Amendment recorded in Inst. No. 20040623000340720 and 10th Amendment recorded in Inst. No. 20041015000569110 and 11th Amendment recorded in Inst. No. 20050714000352130 with ratification recorded in Inst. No. 2000-41410, in Probate Office.
5. Easement(s) to Alabama Power Company as shown by instrument recorded in Inst. No. 20040910000504440 in the Probate Office.
6. Covenant and Agreement for water service dated April 24, 1989 and recorded in Real Book 235, Page 611 in Probate Office.
7. Sewer Service Agreement dated June 22, 1999 by and between Double Oak Water Reclamation, LLC and EBSCO Development Company, Inc. as set out in Inst. No. 1999-35429 with ratification recorded in Inst. No. 2000-41410 in Probate Office.
8. Mt. Laurel Town Center Covenants as set out in Inst. No. 200303270001841510 and amended by Inst. No. 20040623000340730 in the Probate Office.
9. Restrictions appearing of record in Inst. No. 20060629000313950.
10. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
11. Right-of-way granted to Alabama Power Company recorded in Inst. No. 20061212000601560.
12. Easement/Agreement with Marcus Cable Assoc., LLC as set forth in Inst. No. 20101221000428650.
13. Covenants, restrictions and agreements as set forth in Inst. No. 20140821000263440.


\$351,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 20th day of December, 2019.


DONALD G RULE


GAIL RULE

STATE OF ALABAMA

COUNTY OF SHELBY

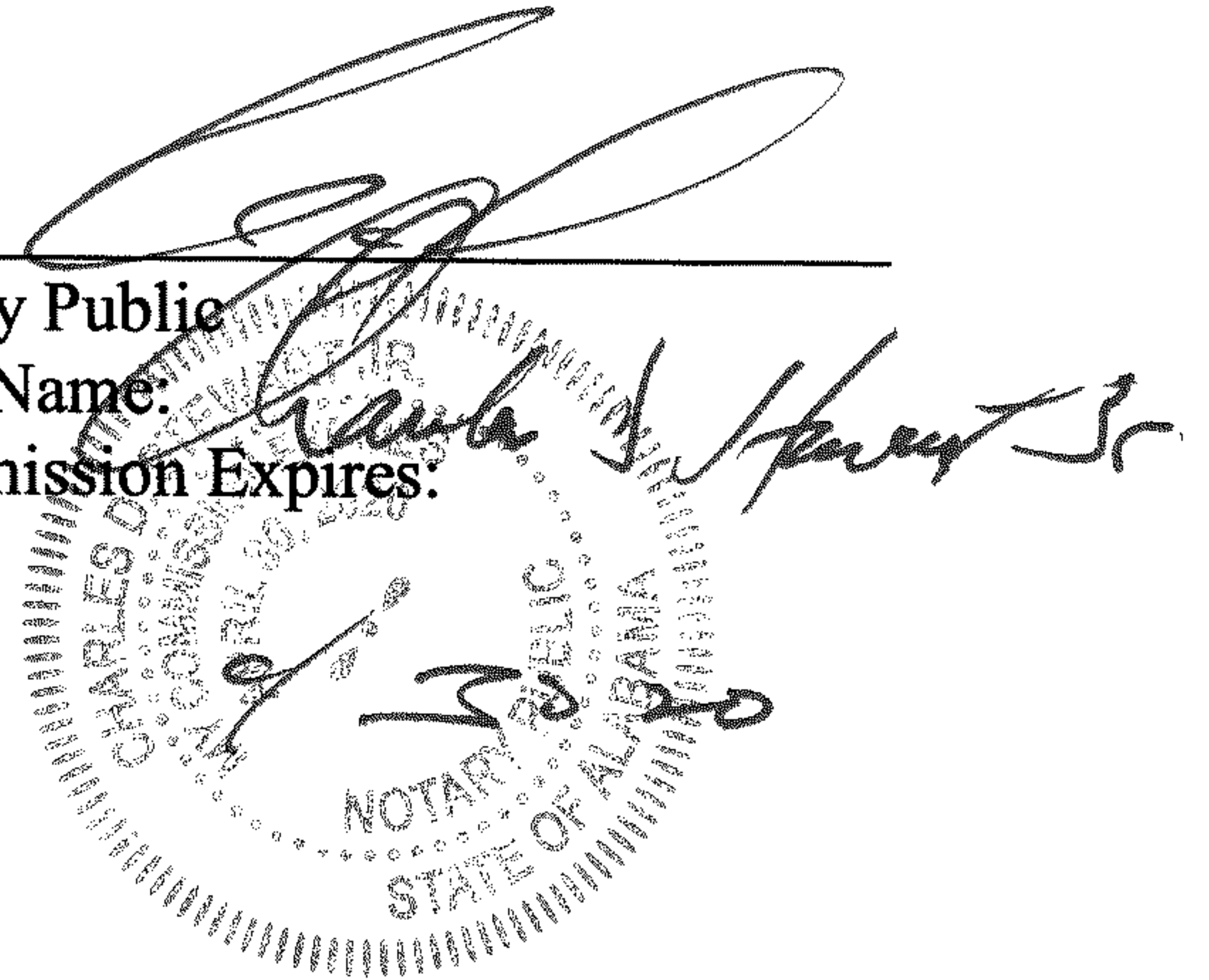
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DONALD G RULE and GAIL RULE whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of December, 2019.

Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/23/2019 11:27:10 AM
\$428.00 CHERRY
20191223000474650

Allie S. Bayl